



City Council

<i>Mayor</i>	Michael C. Taylor
<i>Mayor Pro Tem</i>	Liz Sierawski
<i>Councilwoman</i>	Deanna Koski
<i>Councilman</i>	Michael V. Radtke Jr.
<i>Councilwoman</i>	Maria G. Schmidt
<i>Councilman</i>	Nate Shannon
<i>Councilwoman</i>	Barbara A. Ziarko

City Manager Mark D. Vanderpool

TEL 586.446.CITY (2489) **FAX** 586.276.4077

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City of Sterling Heights Public Testimony Opposing SB 1188

It cannot be stressed enough how counterintuitive SB 1188 would be to the State's own "Pure Michigan" campaign that promotes the natural beauty of the State, and the uniqueness of local communities, and the State's natural resources.

All parties agree that regulations are necessary to protect against the loss of trees in Michigan as it develops. However, this type of "one-size-fits-all" legislation threatens to tie the hands of local leaders who have fashioned appropriate local ordinances to protect their community's own unique challenges. This proposed legislation would throw out those tools, leaving these toolboxes empty, and community leaders powerless to repair and maintain one of their greatest assets.

I am proud to say that the City of Sterling Heights, for its part, has always lead by example. The City maintains a goal of increasing its tree canopy through both public and private efforts. Over the last three years, the City has planted approximately 2,000 trees within the City's public rights-of-ways, and has approved private developments providing an additional 2,500 more trees during that same time.

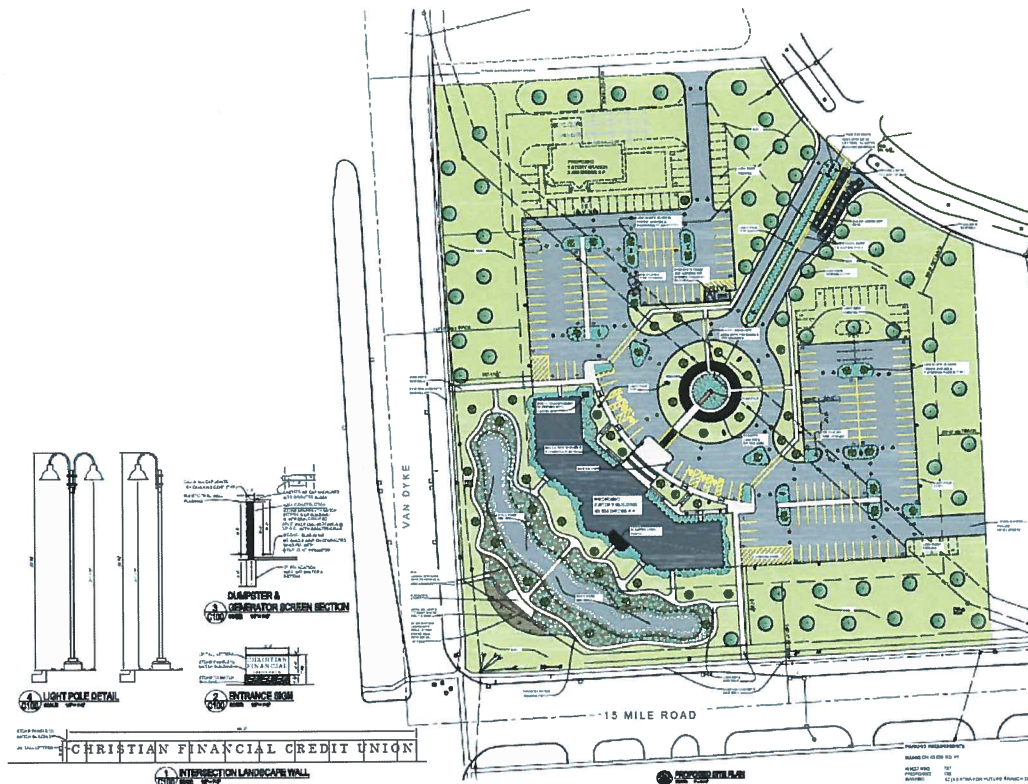
While municipalities can plant trees in their rights-of-ways and properties, this is not enough. Municipalities must have the ability to require local businesses and developers do more to assist in preserving these resources. In 2016, the Sterling Heights City Council enacted updated commercial and industrial landscaping standards to compliment its existing tree preservation ordinances. These standards, have been well-received by responsible developers who recognize the benefits they receive to their own property values by adding to and protecting the natural tree canopy.

SB1188 would be completely contrary to best practices across the country, and would render meaningless all local tree preservation ordinances, like ours, throughout the State. If enacted, SB1188 all but guarantees further loss of the precious tree canopy that makes Michigan *pure*.

CREDIT UNION CORPORATE HEADQUARTERS – STERLING HEIGHTS



CREDIT UNION CORPORATE HEADQUARTERS – STERLING HEIGHTS



TPG

Thompson-Phelan Group
9831 Deer Highway
P.O. Box 105
Ann Arbor, MI 48104

585 775 8400
585 725 9830 fax
www.thompsonphelan.com

Project:
New H.Q. For:
Christian Financial
Credit Union

Location:
35050 Van Dyke
Sterling Heights, MI
Macomb County

Job No.:
216015

Date:
2.15.2017

C100



AACC

AMERICAN
ISLAMIC
COMMUNITY
CENTER

5015 15 MILE RD
STERLING HEIGHTS
Michigan
48393

COLORED
LANDSCAPE FLA

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6-18-2018

This document and the subject matter contained herein is preliminary and confidential. It is not to be distributed outside of the project and is not to be used for any other purpose.

¹ The first author is currently in the U.S. Army Medical Research and Development Command, Fort Detrick, MD.

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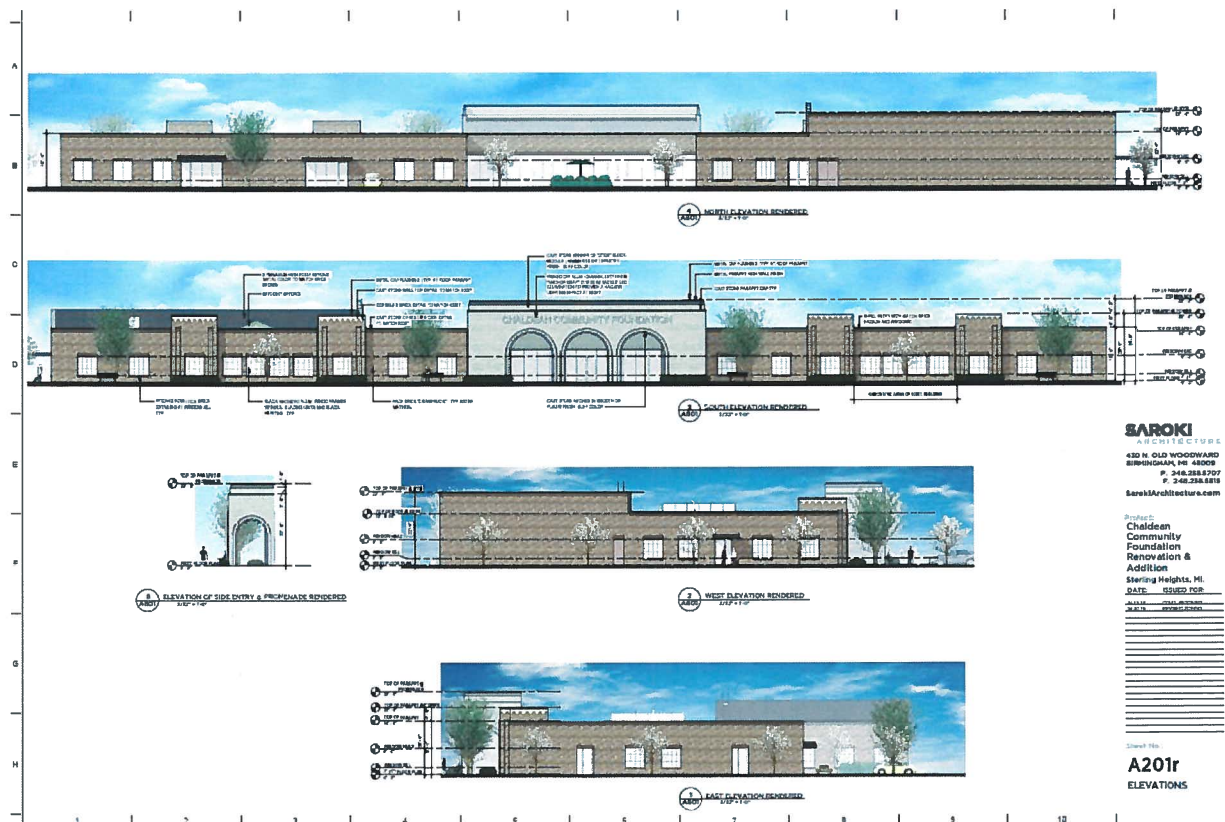
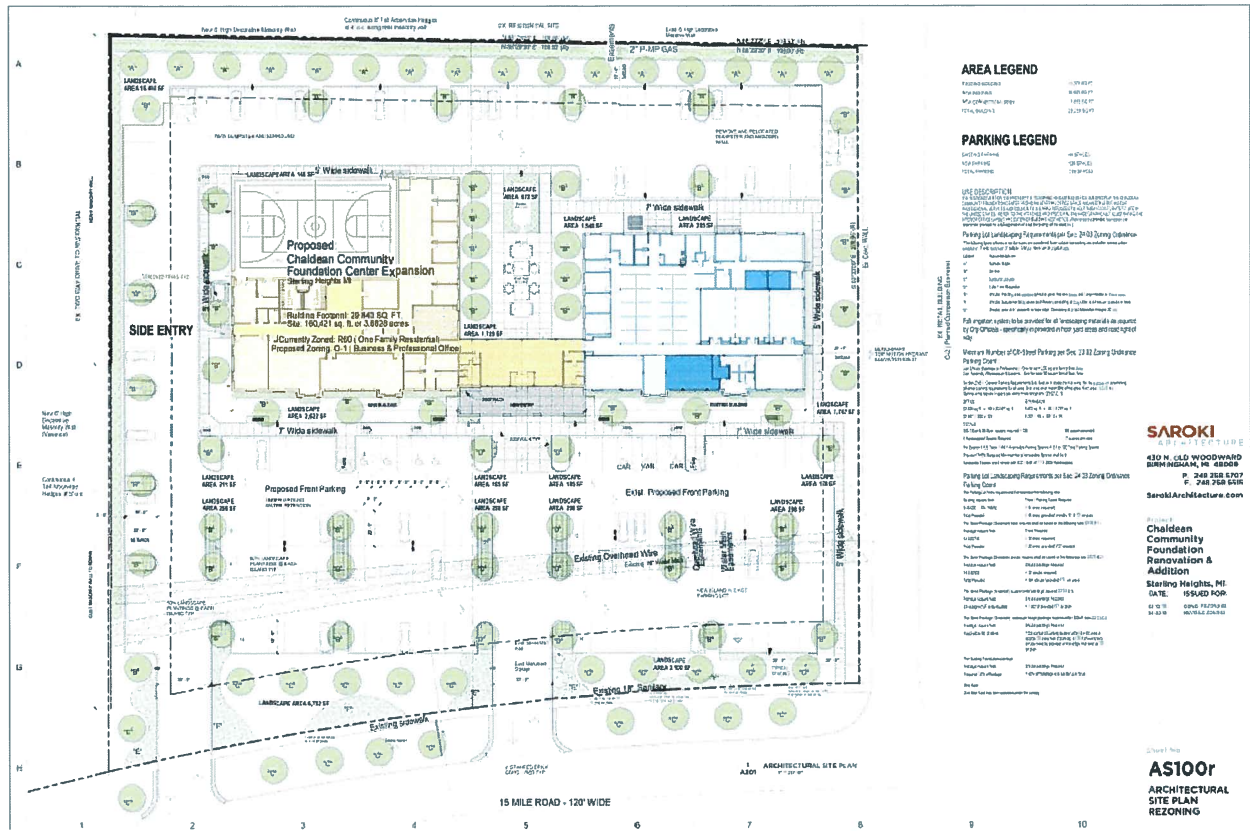
TABLE 1 — **Continued**

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DOI: 10.1037/0893-3200.13.4.555

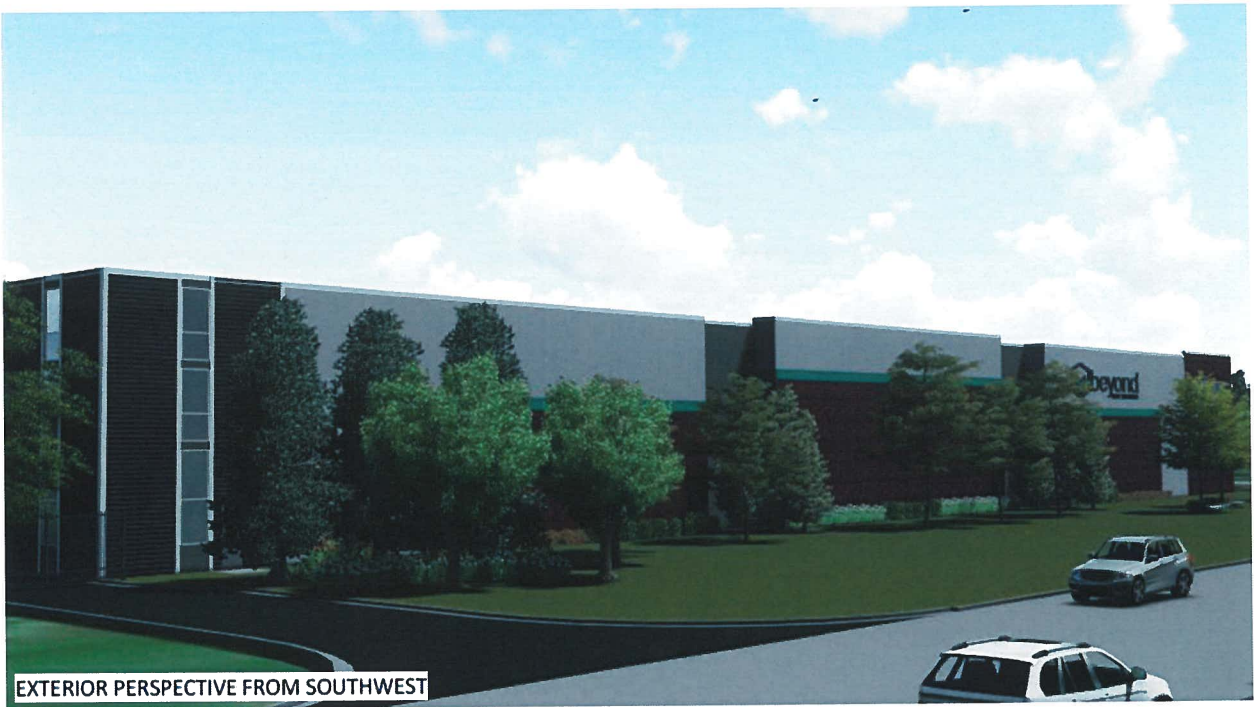
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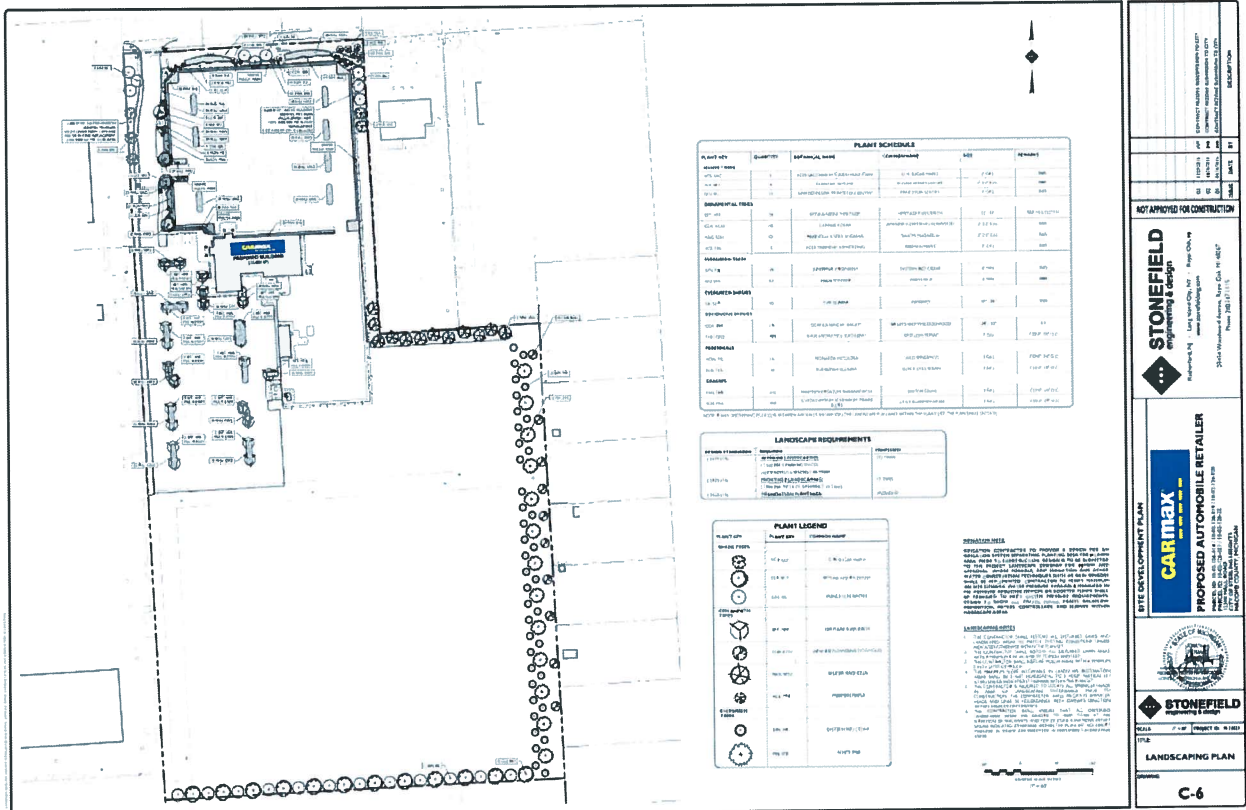
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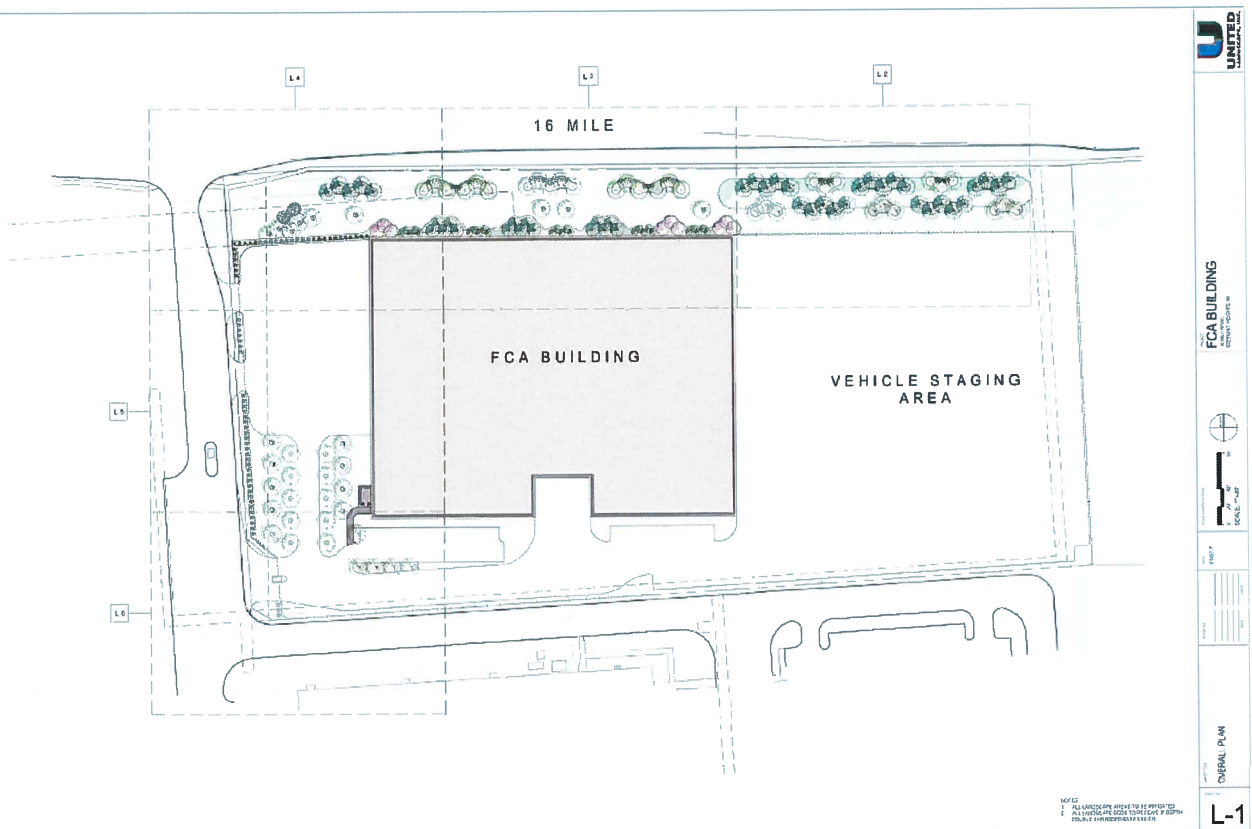
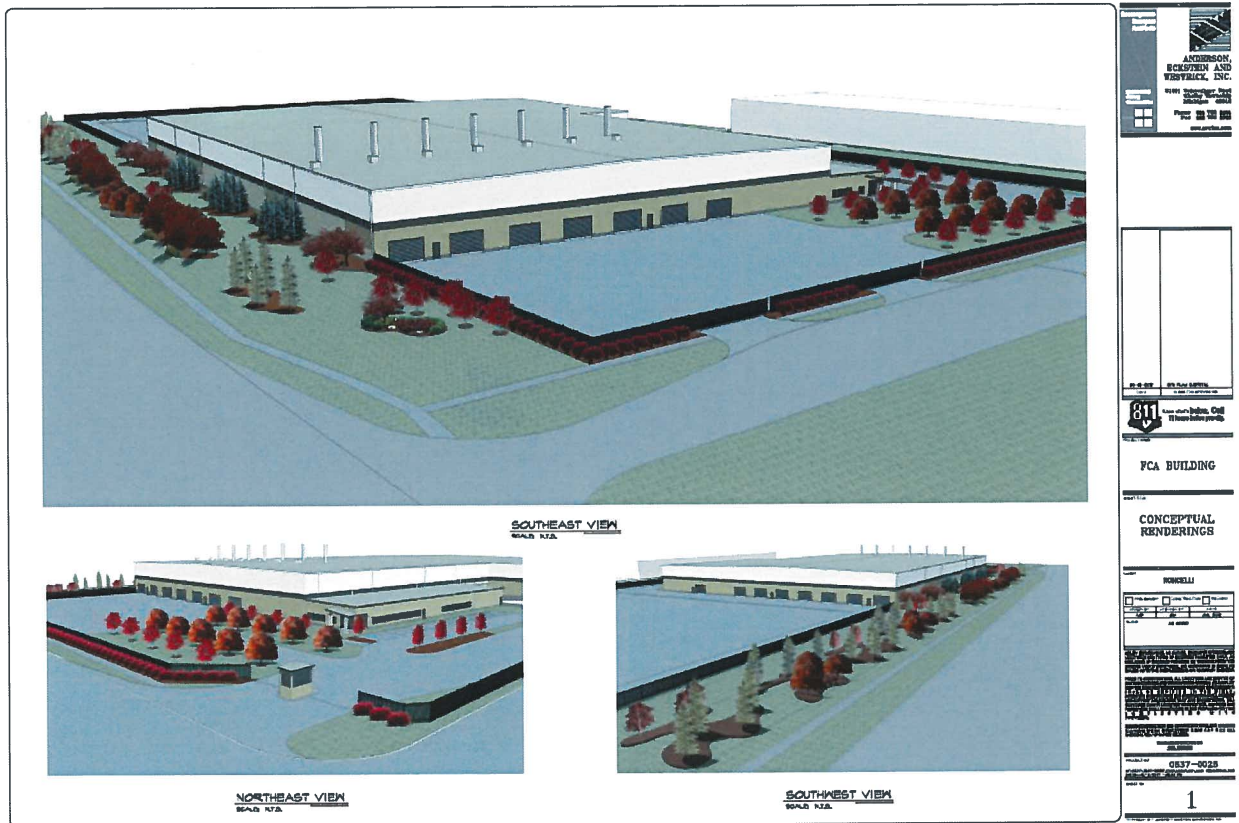
INDOOR SELF STORAGE FACILITY – STERLING HEIGHTS



AUTOMOBILE DEALERSHIP – STERLING HEIGHTS

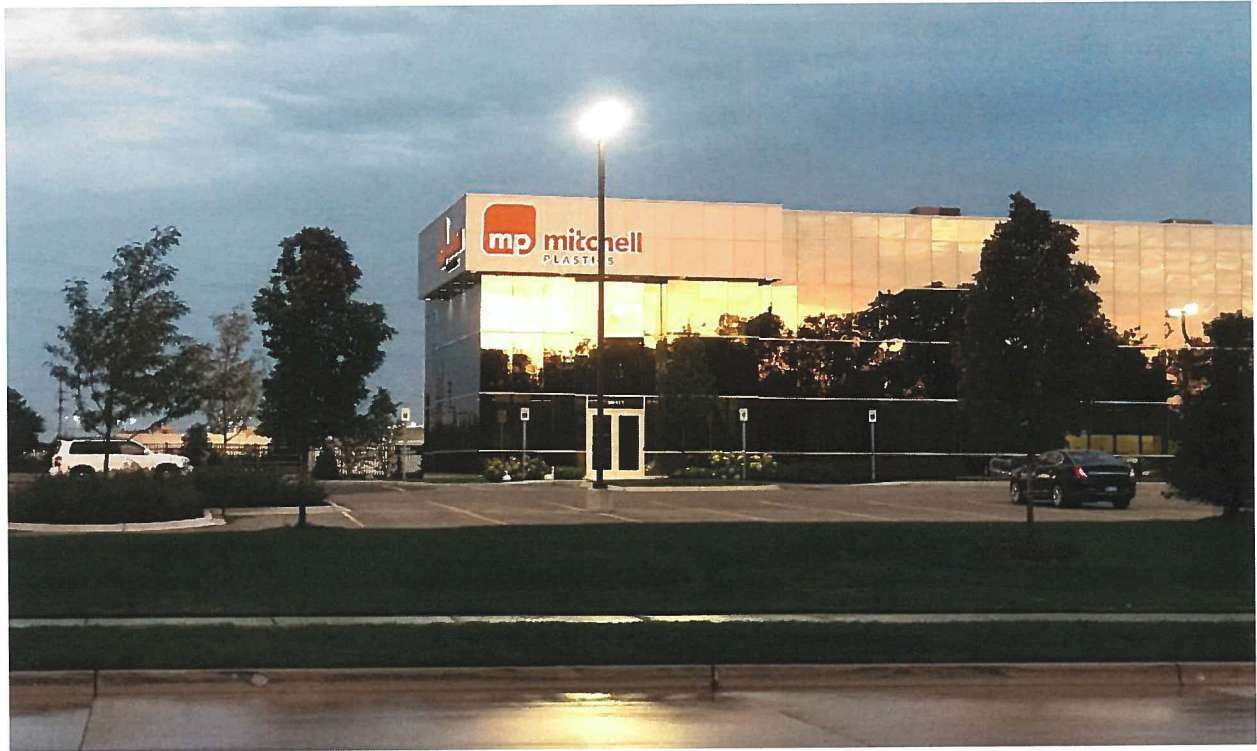


MAJOR AUTOMOTIVE PROCESSING FACILITY – STERLING HEIGHTS





MAJOR AUTOMOTIVE PROCESSING FACILITY – STERLING HEIGHTS





MAJOR PROCESSING FACILITY – STERLING HEIGHTS



From: [Meghan Ahearn](#) on behalf of [Sterling Heights Mayor](#)
To: [JamesLower@house.mi.gov](#); [KathyCrawford@house.mi.gov](#); [JimRunestad@house.mi.gov](#); [ghowell@taylorbutterfield.com](#); [JulieAlexander@house.mi.gov](#); [BenFrederick@house.mi.gov](#); [RogerHauck@house.mi.gov](#); [PatrickGreen@house.mi.gov](#); [JeremyMoss@house.mi.gov](#); [JimEllison@house.mi.gov](#); [saracambensy@hose.mi.gov](#)
Cc: [governoroffice@michigan.gov](#); [afrank@crain.com](#); [abates@candgnews.com](#); [bvalone@crain.com](#); [BridgetKozlowski](#); [news@wdiv.com](#); [chall@freepress.com](#); [DawnSchultz](#); [online@detroitnews.com](#); [eczarnik@candgnews.com](#); [eric_czarnik@hotmail.com](#); [elawrenc@freepress.com](#); [frank.defrank@macombdaily.com](#); [jpayne@21st-centurymedia.com](#); [kroot@detnews.com](#); [MariaZardis](#); [MarissaJohnson](#); [mkanona1965@gmail.com](#); [meghan@advancingmacomb.com](#); [MitchHotts](#); [nonaagency@gmail.com](#); [norb.franz@macombdaily.com](#); [SHTV](#); [smurphy@detroitnews.com](#); [spepple@freepress.com](#); [tracey@studio-communications.com](#); [wwnewsroom@entercom.com](#); [weamn@hotmail.com](#); [MarkVanderpool](#); [BarbaraZiarko](#); [DeannaKoski](#); [MariaG.Schmidt](#); [NateShannon](#); [LizSierawski](#); [MichaelV.RadtkeJr.](#); [info@advancingmacomb.com](#); [malmer@semcog.org](#); [mailto:bdempsey@cityofmountclemens.com](#); [mailto:w.smith@clintontownship-mi.gov](#); [mailto:Kraussb@washingtontwpmi.org](#); [mailto:kellyd@micityoffraser.com](#); [mailto:bMcInerney-Slater@cityofnewbaltimore.org](#); [mailto:c.santia@clintontownship-mi.gov](#); [mailto:riversc1@msu.edu](#); [mailto:olearyd@washingtontwpmi.org](#); [mailto:dcoddington@chesterfieldtwp.org](#); [mailto:dunnj@macomb-mi.gov](#); [mailto:jdolan@yorkdolanlaw.com](#); [mailto:lomako@semcog.org](#); [mailto:kverkest@harrison-township.org](#); [mailto:llince@eastpointecity.org](#); [mailto:e.vogel@dintontownship-mi.gov](#); [mailto:m.bednar@clintontownship-mi.gov](#); [mailto:mayor@cityofnewbaltimore.org](#); [mailto:rab@binsons.com](#); [mailto:r.cannon@clintontownship-mi.gov](#); [mailto:rtaylor@roseville-mi.gov](#); [mailto:svclark@cityofwarren.org](#); [mailto:meixners@washingtontwpmi.org](#); [mailto:Executive@MacombGov.org](#); [mailto:jrigterink@mml.org](#); [ChrisMcLeod](#); [mailto:suzannepixley@gmail.com](#); [mailto:gibb@anr.msu.edu](#); [mailto:reinm@umich.edu](#); [mailto:mlesich@micityoffraser.com](#); [mailto:MSTANTON@CAREOFSEM.COM](#); [mailto:rstathakis@shelbytwp.org](#); [mailto:rmaleszyk@cityofwarren.org](#); [mailto:anderson@semcog.org](#); [Meghan Ahearn](#)
Subject: Keep Michigan Pure -- Vote NO on SB 1188-1194
Date: Monday, December 03, 2018 1:47:00 PM
Attachments: [oledata.mso](#)
[Letter to House Local Government Committee Opposing SB1188-1194.pdf](#)
[Tree Support Nov292018.pdf](#)

Dear Local Government Committee Members,

As your committee considers SB 1188, we request that you take the attached letter into consideration. The proposed legislation would be a giant leap backward environmentally for Macomb County and the entire State of Michigan. Environmental, ecological and aesthetic achievements for which the **Pure Michigan** campaign is centered on would be severely compromised. Even more concerning is that many, if not all, local ordinances regarding tree preservation on commercial and industrial property may be significantly impacted.

We hope we can count on you to **Vote NO on SB 1188-1194**. By doing so you will be:

- Supporting environmental best practices
- Supporting the Green Initiatives across the state
- Supporting efforts underway to aesthetically improve property across the State
- Supporting efforts underway to increase property values by preserving tree canopies
- Supporting efforts underway to increase tree canopies in areas that have been devastated by the Emerald Ash Borer
- Supporting community efforts required to obtain the Tree City USA designation

By voting NO you will be helping communities throughout the State of Michigan.

In addition to the attached letters, below is additional information you may wish to consider prior to your vote.

<http://blogs.mml.org/wp/inside208/2018/11/26/removal-of-local-authority-for-tree-vegetation-regulations-action-needed/>

Thank you in advance for your consideration and support!



C: Governor Rick Snyder
News Media



MACRO

Macomb Area Communities
FOR Regional Opportunities



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Chesterfield Township
Clinton Township
Eastpointe
Fraser
Harrison Township
Macomb Township
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Sterling Heights
Utica
Warren
Washington Township

Affiliates

Advancing Macomb
Greater Detroit Area
Health Council
Henry Ford Macomb
Hospital
Macomb County
Michigan State University
Southeastern Michigan
Council of Governments
University of Michigan

December 3, 2018

Dear Representatives;

James Lower
Kathy Crawford
Jim Runestad
Gary Howell
Julie Alexander
Ben Frederick
Roger Hauck
Patrick Green
Jeremy Moss
Jim Ellison
Sara Cambensy

Please let it be known that MACRO strongly opposes the House version of SB1188 Vegetation Removal Preemption Act, which will likely be voted on by your committee this week.

As you are aware, the Senate has passed SB1188. The crux of the proposed legislation is found in Section 5, which removes local control from regulating the removal of vegetation on private property within agricultural, commercial and industrial zoning districts and prohibits mitigation for the removal of vegetation within those districts. Section 5 reads, as follows:

Sec. 5. (1) A local unit of government shall not adopt, maintain, or, for violations occurring on or after the effective date of this act, enforce an ordinance, charter provision, or regulation that does any of the following, and an ordinance, charter provision, or regulation that does any of the following is void:

(a) Prohibits, requires approval for, or otherwise restricts the trimming, felling, or removal of any vegetation, other than a heritage tree, located on private property with an agricultural, business, commercial, or industrial zoning classification.

(b) Requires mitigation, including, but not limited to, the planting of trees or other vegetation or the payment of a fee or fine, for the trimming, felling, or removal of any vegetation, other than a heritage

tree, from private property with an agricultural, business, commercial, or industrial zoning classification.

MACRO joins other municipalities in strongly opposing this proposed law for the following reasons:

1. Public Benefit and Property Values: Trees and vegetation increase property values, in some cases 10-15 percent and also provide a substantial benefit to the public by absorbing stormwater, providing shade/screening the sun, reducing carbon dioxide, screening certain business operations from view (particularly outdoor storage in heavy industrial and commercial areas), and improve the public safety by reducing traffic speed and serious injury crashes when properly placed along road rights of way. When properly applied, local ordinances allow for good quality development while also working in the public interest to ensure that the benefits of increased tree canopy area is maintained so that a community will remain a desirable place for continuing investment.

It would be completely contrary to the work Communities have done over the last several years and a public policy failure if we cannot protect a community's quality of life, property values, and address public health through simple measures such as maintaining tree canopy. Michigan communities already struggle with maintaining their tax base; having invested millions of dollars to maintain and attract knowledge workers and others that value a high quality of life.

2. Adverse Impact on Development: Current stormwater/soil erosion/sedimentation control practices rely to a degree on the preservation of existing vegetation or the planting of new vegetation in place of and in addition to removed trees. The maintenance and increasing of tree canopy reduce overall stormwater runoff, the velocity of the runoff and spikes or flashes in runoff, distributing runoff over time. This is a cost-effective way for developers to use trees and vegetation to manage stormwater as "green infrastructure" rather than installing expensive pipes and storage facilities. Local communities and development must comply with EPA and DEQ water quality and discharge requirements.

If a local community cannot enforce the preservation/protection of tree canopies or require mitigated tree plantings, then additional stormwater systems will be required – costing developers more money in the development process.

3. Reverses Conditions of Approval for Development Projects: Communities often times approve a private development project subject to certain conditions to ease the concerns of neighbors on nuisance issues such as impacts from abutting building massing, glare from car headlights, parking lot lighting, noise, etc. Trees and vegetation are used extensively as a means to alleviate these impacts and allow development approvals to proceed. SB1188 would prevent the City from using this mechanism and/or enforcing it after approval.

If a local community cannot require a Development preserve or plant trees to mitigate noise, dust, and light intrusions on adjacent properties, the development proposals being reviewed would need to undergo higher scrutiny and review because traditional mitigation methods would be prohibited and the neighbor concerns could not be addressed in a traditional way. This would likely cause for additional Ordinance development to address the inability to mitigate impacts and would also likely result in a higher incidence of project denials and/or an increase in required setback distances, artificial structures and screening to be constructed at developers' expense. These

impacts to developments would increase development costs, decrease the efficiency of land use, and potentially lead to lawsuits between developers and the City.

4. No Remedy for Nuisances: The bill as proposed is extremely broad and could affect general property maintenance provisions that would require the removal of dead or diseased trees or remedies to potentially hazardous conditions for the general public.

SB1188 would prevent communities from remediating various overgrowth conditions when, for example, vegetation is planted near roadway intersection and in clear vision areas and may impede clear views to intersecting traffic or when a business owner allows their property to be overgrown with vegetation that may cause a risk to the public health, safety and welfare.

5. Energy Costs: Most local ordinances require that trees be included in parking lot areas as well as throughout a site. One of the purposes of the required tree plantings is to cool the surface of an asphalt parking lot to reduce the heat island effect created by large parking areas. Additionally, a tree canopy over these areas increases the life of the parking lot. Also, trees being planted throughout the site helps mitigate heat gain of nearby structures in the summer by providing shade and heat loss in the winter by providing a wind break.

SB1188 would preclude local control requiring preservation or installation of a tree canopy in these zoning areas, which would increase utility bills due to excessive air conditioning or furnace usage, placing a greater financial burden on business owners and stressing an already overburdened utility system. Removing requirements for trees and vegetation will likely result in higher temperatures in urban areas and exacerbate urban heat islands even in suburban communities.

6. Local Control: Communities have been working to increase tree canopies over the last three (3) years since the County and SEMCOG announced that southern Macomb County's tree canopy was lacking to a large degree due to the Emerald Ash Borer disease.

SB1188 would remove the ability of local leaders and citizens to determine the priorities of their own community. Most importantly, this bill is another attempt to preempt local control and to undermine local government's ability to address local matters of concern.

With the above in mind, we strongly urge you to vote no on SB1188.

Thank you for your consideration.

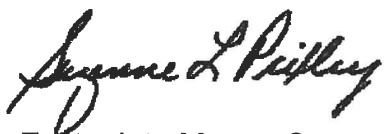
Sincerely,



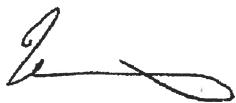
County Executive, Mark Hackel



Clinton Township Supervisor, Robert Cannon



Eastpointe Mayor, Suzanne Pixley



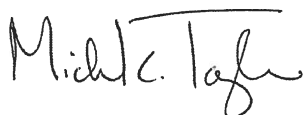
Harrison Township Supervisor, Kenneth J. Verkest



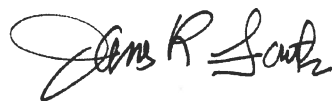
Mount Clemens Mayor, Barb Dempsey



Shelby Township Supervisor, Rick Stathakis



Sterling Heights Mayor, Michael C. Taylor



Warren Mayor, James Fouts

Center Line Mayor, Robert Binson

Chesterfield Township Supervisor, Daniel J. Acciavatti

Fraser Mayor, Michael Carnagie

Macomb Township Supervisor Janet L. Dunn

New Baltimore Mayor, John Dupray

Roseville Mayor, Robert Taylor

Utica Mayor, Thomas Dionne

Cc: Governor Rick Synder
News Media



SALES AND TECHNOLOGY CENTER

6633 18 Mile Road
Sterling Heights, MI 48314 USA

November 29, 2018

Mr. Mark D. Vanderpool
City Manager
City of Sterling Heights
40555 Utica Road
Sterling Heights, Michigan 48313

Dear Mark:

As you know, AGS has invested millions of dollars in Sterling Heights. Our principal business is supplying front and rear end impact assemblies to OEMs in the US and Mexico. We currently have four facilities in Sterling Heights and recently completed a major expansion to our facility located on Sterling Drive South. The City's site plan review process required us to comply with the City's landscape and tree ordinances, which mandated among other things, the addition of a significant number of new trees. We had no hesitation in agreeing to comply with this requirement and through negotiation with the City about size and type of trees, we ultimately committed to increase the number of trees. We considered the requirement to be a minimal cost in comparison to the overall costs of the project.

Even though our property is located in a manufacturing area, we understand the importance of trees from an environmental perspective, as they help provide natural drainage of our property, will reduce energy and operating costs once fully mature and increase the aesthetic appearance of our facility for our team members, our customers and the surrounding community. As we work hard to attract and retain key skills and talent in our operations, we strongly feel the appearance of our facilities is very important – and trees properly landscaped can have a big impact.

As an owner of the company, it is my job to make wise investments when it comes to facility expansions and renovations. I considered the investment in trees and other landscaping a wise investment and, in fact, I shared this best practice with the provincial government in Ontario, where our Company's head office is located, hoping they will work with local governments to encourage this type of long-term foresight similar to that of the City of Sterling Heights. New building developments, renovations and expansions should include preservation of natural areas to the greatest extent feasible and practical as well as natural improvements, for all of the aforementioned reasons. It is my view that the business community should be seriously concerned about any legislation that would cause a divestment in vegetation, including trees and landscaping.

Please share our perspective with all interested parties and know that I would be happy to talk further in support of this best practice.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joe Loparco", written in a cursive style.

Joseph Loparco
Co-President

